



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **PM-1**

August 8, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ANTELOPE VALLEY COURTHOUSE PROJECT
AWARD SUPPLEMENTAL AGREEMENT 5
SPECS. 4812A; C.P. 70311
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

Award and authorize the Director of Public Works to execute Supplemental Agreement 5 to Contract PW 11919 with MBK Real Estate, Ltd., to provide furniture design and specifications services for a not to exceed fee of \$530,000 to be funded by the Criminal Justice Facilities Temporary Construction Fund and to establish the effective contract date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 31, 2000, your Board authorized an agreement with MBK to develop and construct the Antelope Valley Courthouse. Construction commenced November 27, 2000, and is approximately 50 percent complete. It is now time to move forward with design of the courthouse furnishings in order to complete installation concurrent with the projected opening of the facility in early fall of 2003.

Public Works has determined that maintaining MBK's responsibility for coordinating all essential components of the courthouse design and construction under one contract will benefit the overall project execution and that MBK's current experience with the Antelope

Valley Courthouse project enables them to best provide the resources to integrate the furniture design and installation services with the ongoing construction of the facility. Therefore, MBK was asked to propose design and coordinating services for the furnishings. MBK has proposed using the current architect of record for the furniture design services in order to maintain project continuity.

MBK proposes not to exceed fees of \$530,000 to cover the cost of design services for the courthouse furniture, fixtures, and equipment and coordination services during the procurement and installation processes. The services will consist of furnishings design; floor plan layouts for each of the 15 courtroom modules, tenant departments, and all public areas; product specifications; coordination with vendors; support to the County procurement process; installation supervision; and construction administration. These services will ensure that the layout and selection of furnishings for all tenant departments are appropriate for the operations of the courthouse and consistent with its architectural design. MBK's not to exceed fee proposal totaling \$530,000 includes an optional contract administration service fee of \$73,000 should it be necessary to oversee multiple vendors for installation.

Awarding this supplemental agreement will maintain MBK's responsibility for coordinating all essential components of the courthouse design and construction.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Fiscal Responsibility as it invests in public infrastructure by providing design services for the furniture, fixtures, and equipment to complete and efficiently operate the new courthouse.

FISCAL IMPACT/FINANCING

Furniture, Fixtures, and Equipment

As with previously constructed courthouses, the CJFTCF will fund the design and procurement of furniture, fixtures, and equipment, including associated Public Works project management services. Sufficient funding is available in the CJFTCF 2002-03 Final County Budget, Services and Supplies Appropriation, to award the recommended Supplemental Agreement 5 and cover associated Public Works services.

Financing

The recommended actions do not increase the project budget of \$109,690,877, previously approved by your Board. The project was approved for long-term financing by your Board on October 31, 2000, with annual debt service to be paid from the Courthouse Construction Fund. Furnishings are not part of the long-term financing of the project and will be funded by the CJFTCF. The Furniture, Fixtures, and Equipment Schedule and Budget Summary are included in the enclosure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with MBK includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN, and Child Support Compliance.

ENVIRONMENTAL DOCUMENTATION

Awarding this supplemental agreement will have no environmental impact. The final environmental impact report for the project was adopted by your Board on October 6, 2000.

CONTRACTING PROCESS

On October 31, 2000, your Board authorized Agreement PW 11919 with MBK to provide design services for the Antelope Valley Courthouse for a not to exceed fee of \$4,823,138. MBK will provide design and associated services for the courthouse furnishings for a not to exceed fee of \$530,000. The negotiated fees have been reviewed by Public Works and are considered reasonable for the scope of work. The current total contract amount is \$4,905,238 including Supplemental Agreements 1 through 4. Approval of Supplemental Agreement 5 will increase MBK's contract amount to \$5,435,238.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

The Honorable Board of Supervisors
August 1, 2002
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MBK's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended design services will not have a negative impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN Program)
Superior Court

August 8, 2002

ENCLOSURE

**ANTELOPE VALLEY COURTHOUSE PROJECT
AWARD SUPPLEMENTAL AGREEMENT 5
SPECS. 4812A; C.P. 70311**

I. FURNITURE, FIXTURES, AND EQUIPMENT

Project Activity	Scheduled Completion Date
Project Needs Assessment	N/A
Project Feasibility	N/A
Furniture Design Phase	
Contract Award	08/21/02
Schematic Design	11/05/02
Design Development	01/09/03
Construction Documents Submittal	02/13/03
Procurement	04/28/03
Furniture Installation	08/29/03

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	\$ 1,719,152
Construction*	
(a) On-Site Hard Construction	\$ 69,949,685
Development Fees	\$ 9,734,500
MBK Lease Agreement	\$ 79,684,185
County-provided Construction	\$ 950,000
County Change Contingency	\$ 2,931,987
On-Site Subtotal	\$ 83,566,172
(b) Off-Site Construction/Change Contingency	\$ 2,510,000
Construction Subtotal	\$ 86,076,172
Equipment	\$ 2,632,241
Plans and Specifications	\$ 12,096,356
Consultant Service	\$ 2,942,866
Miscellaneous Expenditures	\$ 40,200
Jurisdictional Review and Plan Check	\$ 247,200
County Services	\$ 3,936,690
TOTAL	\$ 109,690,877

*Includes Developer fee, fixed contingency, and construction administration services.

Note: The recommended not to exceed fee of \$530,000 for Courthouse furnishings design services is not shown above since it is not part of the long-term financing of the project and will be funded separately by the CJFTCF.